

DISCUSSION

COVINGTON ESTATES

MR. EDSALL: Two items, one there was some miscommunication about Covington Estates, the multi-family project on Route 300. In reviewing their plans I believe it's a height variance that they have determined that they would need a height variance, what we had asked for at the workshop was for them to get a plan together with the building numbers and unit numbers from the fire inspector so that when you referred it for the variance we can refer to specific buildings. John McDonald said we'll let the planning board go ahead and refer it over and I will confirm the numbers with you later. So they need a referral to the ZBA.

MR. JOHN CHERIAN: I did talk to John McDonald this morning and he said it's all done.

MR. EDSALL: Yeah.

MR. BABCOCK: It's a height variance, do you know what it is?

MR. CHERIAN: Yeah, it's supposed to be 35 feet based on the definition, it's 41 1/2 feet.

MR. EDSALL: Part of the issue comes down to the way I believe the height definition was changed and instead of being the average height of the building around the building which would mean you take the average from all four sides, now it's the average height in the front of the building so if you have a high back yard and low front yard now you need a variance whereas before you might of gotten a little break.

MR. PETRO: No gray area left. Motion for, should I do a final approval and just again deny and send it to the

ZBA?

MR. BABCOCK: Yes, for a height variance, we'll determine the numbers.

MR. SCHLESINGER: I'll make a motion to give final approval to the Covington Estates site plan.

MR. MINUTA: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Covington Estates site plan. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. SCHLESINGER	NO
MR. MASON	NO
MR. KARNAVEZOS	NO
MR. MINUTA	NO
MR. PETRO	NO

MR. PETRO: At this time, you have been referred to the New Windsor Zoning Board for your necessary height variance or any other variance that you may need. If you are successful in receiving them, put them on the plan and you can then appear before this board again.

MR. BABCOCK: Make sure you get the plan to Myra, okay?

MS. MASON: I'll send him all the instruction.

MR. CHERIAN: Thank you.